

CITY OF ALAMO HEIGHTS  
CITY COUNCIL  
October 26, 2009

A regular meeting of the City Council of the City of Alamo Heights, Texas was held at the Council Chambers, 6120 Broadway, at 5:30 p.m. on Monday, October 26, 2009.

Present and composing a quorum were:

Mayor Louis Cooper  
Councilman Stan McCormick  
Councilman Bobby Rosenthal  
Councilwoman Jill Souter  
Councilwoman Susan Harwell

Also attending were:

City Manager Ann Benson McGlone  
Assistant City Manager/Public Works Director Shawn P. Eddy  
City Attorney Mike Brenan  
Assistant to City Manager/Information Technology Manager Marian Ramirez  
Finance Director Cynthia Barr  
Community Development Director Brian Chandler  
Human Resource Manager/Deputy City Secretary Judith E. Surratt  
City Secretary Jennifer Reyna  
Fire Chief Bill Hagendorf  
Police Chief Rick Pruitt

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Mayor Louis Cooper called the meeting to order at 5:36 p.m.

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Mayor Cooper asked City Council for any corrections to the minutes of the October 12, 2009, City Council Meeting. A motion was made by Councilman Bobby Rosenthal to approve the minutes of October 12, 2009. The motion was seconded by Councilman Stan McCormick and passed by unanimous vote.

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*Item # 2      City Manager's Report*

**a. Announcement of City Council Meetings to be held in November and December 2009**

City Secretary Jennifer Reyna announced the remaining City Council Meetings of the year: November 9th, November 12th, November 16th, and December 14th, 2009.

## **b. Announcement of City's ISO Rating**

Fire Chief Bill Hagendorf announced that the City of Alamo Heights has received a Class 2 rating from the Insurance Services Office, Inc. (ISO). Chief Hagendorf explained the improvements made by the City for a Class 2 rate. Chief Hagendorf commented that the achievement is a combined effort by the Community Development, Dispatch Operations (Police), Public Works and Fire Departments. Chief Hagendorf thanked staff for their hard work. City improvements included the purchase of a 2,000 gallon per minute Quint fire truck with a 105' ladder, procedural and technological enhancements to Emergency Dispatch, construction of a 600,000 gallon elevated water tank to meet state requirements for storage and improve system pressures. The Community Development Department contributed with the implementation of plan review, certificates of occupancies, inspections and code enforcement. The Public Works Department, through the M-Log water leak detection system identified water leakage and decreased water leakage from 40% to 10%.

Less than 1% of all communities surveyed in the nation receives an ISO 2 rating. ISO Class 2 rating entitles the residential and commercial property owners within the City to receive the maximum credit on their insurance premiums for a Public Protection Classification. Chief Hagendorf informed City Council that it is estimated property owners will realize a 10-15% decrease in property insurance premiums. The State Fire Marshal's Office has notified the City that the new classification effective date will be March 1, 2010. Chief Hagendorf encouraged property owners to contact their insurance providers to inquire about their premium rates as it will be impacted by the new classification rating.

Mayor Cooper thanked City staff for their hard work and dedication because this achievement was accomplished without a consultant. Mayor Cooper announced the press conference that is scheduled for Tuesday, October 27, 2009 at 1:30 p.m. at Cambridge Elementary School.

The following citizens spoke on this matter:

Sarah Reveley, 436 Corona Avenue, thanked the Fire Department on the achievement.

Patricia Evans, 140 Patterson Avenue, asked if the City of Alamo Heights' ISO rating affected the Cities of Terrell Hills and Olmos Park in their ISO rating.

Chief Hagendorf responded to Ms. Evans, that as of now, the City of Alamo Heights' ISO rating did not affect the surrounding cities.

Bill Kiel, 124 Corona Avenue, thanked staff and the Fire, Public Works, Dispatch and the Police Departments for their professionalism and teamwork. Mr. Kiel shared a personal experience with the Fire Department that saved his life.

Councilmembers Stan McCormick and Susan Harwell thanked the members of the Fire Department and complimented them on their teamwork. Councilwoman Souter shared the positive comments she received from colleagues when she attended a Texas Municipal

League (TML) meeting on how the City obtained a lower rating without the expense of a consultant.

Councilwoman Harwell asked Chief Hagendorf why the effective date was not until March 1, 2010. Chief Hagendorf responded there is a six-month waiting period for submittals of challenges and complaints. Councilwoman Harwell asked how long the City would remain an ISO rating of 2. Chief Hagendorf responded that a city is surveyed every 15 years and the staff training and facility improvements made in the Water and Fire Departments will maintain the ISO rating of a 2. Councilwoman Harwell expressed appreciation of the department's training.

**c. Announcement of Certificate of Achievement for Excellence in Financial Reporting by the GFOA for the City's 2008 Comprehensive Annual Financial Report**

Finance Director Cynthia Barr announced that the City of Alamo Heights received the Certificate of Achievement for Excellence in Financial Reporting by the GFOA for the City's 2008 Comprehensive Annual Financial Report. This award is considered the highest form of recognition in the area of governmental accounting and financial reporting, and its attainment represents a significant accomplishment by a government and its management. Ms. Barr informed Council this is the twelfth consecutive year in receiving this award.

Councilwoman Souter thanked Ms. Barr and her staff and stated the award is accomplished by the hard work and leadership of Ms. Barr.

**d. Capital Improvement Program Update**

Assistant City Manager/Public Works Director Shawn P. Eddy provided a PowerPoint presentation on the status of the projects in the City's capital improvement program.

Mr. Eddy informed City Council of the reconstruction at E. Castano Avenue between Vanderhoeven Drive and N. New Braunfels Avenue was completed 45 days late mainly due to issues related to redesign recommended by a traffic study. Two completed projects are 1) the repair of a portion of Viesca and the mill and overlay of Broadway between Austin Highway and Albany Avenue and 2) the construction of the temporary fire building on Broadway. Projects that are scheduled to be awarded on November 16, 2009 are the replacement of water lines and the mill and overlay of 1) N. New Braunfels Avenue between Austin Highway and Burr Road; 2) Albany and Claywell Drive, and also at 3) E. Castano Avenue between Broadway and Vanderhoeven Drive.

There are three projects in which the City of Alamo Heights is partnering with the City of San Antonio and are also scheduled to be awarded on November 16, 2009. Projects include the 1) construction of sidewalks (east side) and the mill and overlay of N. New Braunfels Avenue between Austin Highway and Claywell Drive, and the mill and overlay of 2) Burr Road between N. New Braunfels Avenue and Hathaway and at 3) N. New Braunfels Avenue between Burr Road and Pershing Avenue.

Mr. Eddy added that bike lanes are proposed to be installed along N. New Braunfels Avenue down Burr Road to Broadway. The drainage will be addressed at N. New Braunfels Avenue and Burr Road.

Councilwoman Souter asked if the price of the bid will be at a locked rate. Mr. Eddy responded the bids are locked in and contractors are allowed to lock in prices with suppliers as well. Mr. Eddy stated this is currently an ideal economic environment to obtain low construction costs for the projects.

#### **e. Facilities and Staff Update**

Assistant City Manager/Public Works Director Shawn P. Eddy provided a comparison of the square footage in the existing and proposed municipal facilities and the number of staff and related salaries paid by the City over the last eight (8) years.

Mr. Eddy stated the proposed Complex has 40% additional square footage than the existing inefficient and inaccessible facilities. The proposed complex includes a four-bay fire station and a two-car police sally port. Ninety-one percent (91%) of that additional space is allocated for public safety departments. A graph was presented displaying the comparisons of square footage.

Information on staffing and salaries was presented and graphs were reviewed. Staffing levels have remained fairly constant, reflecting a total of 106 employees in both 2002 and 2008. Salary increases have generally kept pace with inflation, averaging 3.46% per year between the years of 2002 to 2009. A graph was also presented in regards to city staffing and salaries.

Councilwoman Souter stated that the Police and Fire/EMS Departments had an increase in personnel. Mr. Eddy noted the Police Department includes the Dispatch Operations.

Referencing the graph, Councilwoman Harwell noted that in 2002, there were 38 employees in the Police Department because dispatch services were provided to surrounding cities. Mr. Eddy added that at that time, there were also part-time employees in the Dispatch Department and explained that today the Dispatch Operations consists of full-time employees with an exception of two part-time personnel.

The following citizens spoke on this matter:

Margaret Spencer, 140 Patterson Avenue, asked how much of the square footage to the Police and Fire Departments are habitable, compared to a garage area and/or parking space. Mr. Eddy responded the square footage calculations, (represented as 91%) are for the interior development, not including parking areas but does include the four-bay apparatus and the two-car sally port.

Sarah Reveley, 436 Corona Avenue, volunteered to produce another floor plan layout that is in comparison of the existing layout plan.

Andrew Scott, 262 Tuxedo, expressed concern of the personnel increase for the Administration Department. He asked about the time period of the staff salary average (3.46%) and the cost of the new City Complex.

Mr. Eddy responded to Mr. Scott that the 3.46% is the staff salary increase average between the years 2002 – 2009. Mr. Eddy noted the Community Development staff stemmed from the Public Works Department.

Donna Balin, 262 Tuxedo, expressed concern on the new personnel increase in Administration staffing and increased spending. She inquired if consultants are considered employees and included in the numbers presented. Ms. Balin also asked if the square footage of the council chambers includes staff or public seating.

Councilwoman Souter confirmed the majority of the square footage is designated for public seating. Councilwoman Souter stated she is willing to meet with Mr. Scott and Ms. Balin regarding their questions.

Councilman McCormick stated that Councilmembers will not have private offices at the new proposed City Complex.

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#### *Citizens To Be Heard Concerning Non-Agenda Items*

Diana Hawley and her daughter Regina, 940 Canterbury Hill, resident of Terrell Hills, expressed their gratitude and appreciation to the Fire Department for the care and compassion demonstrated to her mother, Anna Ruth Prassel. On April 18, 2009, Ms. Hawley's mother, Anna Ruth Prassel, was attended by Mike Franscell, Emergency Medical Technician (EMT) and Jim Ortiz, Paramedic.

Ms. Hawley commented on the promptness, expertise and compassion that was demonstrated. Ms. Hawley presented a plaque to Mr. Franscell and Mr. Ortiz. Ms. Hawley stated that her daughter, Regina suggested valor as the appropriate word to describe the gentlemen. Ms. Hawley provided the definition of valor. Ms. Hawley read a scripture that stated a good name is to be more desired than great wealth. Ms. Hawley presented American silver eagles to both firemen as a token of the family's gratitude. Mayor, City Council and the audience gave Mr. Franscell and Mr. Ortiz a standing ovation.

Mr. Franscell stated it is an honor to get recognized and expressed his appreciation to Ms. Hawley. Mr. Ortiz also thanked Ms. Hawley for the recognition.

Sarah Reveley, 436 Corona Avenue, expressed frustration with the lack of and inadequacy of address signage on residences. Ms. Reveley suggested for the City to consider attractive reflective address signage.

City Manager Ann McGlone responded to Ms. Reveley that a program is in progress and will come forth in the future for council consideration.

Andrew Scott, 262 Tuxedo, strongly encouraged City Council not to exceed the amount of \$10.3 million in financing the general obligation bonds. Mr. Scott shared calculations in the repayment of the general obligation bonds. Mr. Scott distributed the calculation sheet to the City Council.

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#### Items for Individual Consideration

Item # 4 Mayor Cooper read the following caption.

**A request for a Demolition Permit for 5501 N. New Braunfels by Tracy W. Druce, owner, represented by Don E. Novak, to demolish an existing two story multi-family structure on a property zoned Multi-Family District**

Community Development Director Brian Chandler made a PowerPoint presentation that included photos and existing site plans. Staff recommended approval with the following conditions: 1) that the remaining property is graded to allow for proper drainage; and 2) that the property is kept cleaned of all trash, debris, weeds, and overgrowth.

Mr. Chandler stated there was no written or electronic communication for or against the project. No new construction is proposed at this time.

Properties located at 329 Kampmann Avenue, 220 Routt Street and 216 Routt Street were approved for demolition with conditions that Mr. Novak brought forth for council consideration.

Councilman Rosenthal asked Mr. Novak why the different phases of demolitions and not one submission. Mr. Novak responded that there were people living at the sites.

Councilwoman Harwell asked if the materials will be recycled. Mr. Novak stated Habitat for Humanity will pick up the materials (hot water heaters, stove, refrigerators). Councilwoman Harwell stated the casement windows are in good shape and suggested recycling the windows. Councilman McCormick agreed with Councilwoman Harwell that change is unsettling and realized there is a higher and better use of the property for the enhancement of the community. Councilwoman Harwell commented on the importance of recording photos to maintain history.

Sarah Reveley, 436 Corona Avenue, stated building materials remain on the property from the prior demolition and the property is not being maintained.

There was a discussion of the demolition clean up. Mr. Novak stated he will clean up the lot located at 329 Kampmann Avenue, after the 5501 N. New Braunfels Avenue property is demolished. Councilman McCormick asked Mr. Novak for a date of completion. Mr. Novak replied that it will be done by the end of November, with weather permitting.

A motion for approval was made by Councilman McCormick with conditions: 1) that the remaining property is graded to allow for proper drainage; and 2) that the property is kept cleaned of all trash, debris, weeds, and overgrowth with a projected completion date by the end of November. The motion was seconded by Councilman Rosenthal and passed by unanimous vote.

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*Item # 5* Mayor Cooper read the following caption.

**Consideration of a process for appointment to fill Place 4  
Councilmember vacancy for a term expiring in May 2010**

Mayor Cooper recommended Councilmembers submit nominations to serve on City Council Place 4 to the City Secretary Jennifer Reyna no later than November 5<sup>th</sup>. Mayor Cooper will review the nominations and contact the candidates to ascertain their willingness and ability to serve on the City Council. At the November 9<sup>th</sup> City Council meeting, he will present a list of nominees for City Council to vote on. All Councilmembers agreed by consensus.

*Closed Session*

At 7:16 p.m., Mayor Cooper adjourned the regular City Council meeting to conduct a closed meeting as authorized by Section 551.071 of the Texas Government Code to consult with the attorney.

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Mayor Cooper reconvened the regular meeting at 8:58 p.m. There was no action taken during the closed session.

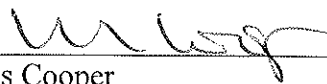
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There being no further business, a motion was made by Councilman Rosenthal to adjourn the meeting. Motion was seconded by Councilwoman Jill Souter and passed by unanimous vote. Mayor Cooper adjourned the meeting at 8:59 p.m.

  
Jennifer Reyna, TRMC  
City Secretary

  
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Louis Cooper  
Mayor